

# CITY COUNCIL REPORT



MEETING DATE: August 30, 2005

ITEM NO. 13 GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Sandalo Townhomes - 3-GP-2005 and 5-ZN-2005**

## REQUEST

Request to approve:

1. A non-major General Plan amendment from Office to Urban Neighborhoods on a 2.19 +/- acre parcel located at the northwest corner of 70<sup>th</sup> Street and Cochise Road (6940 E. Cochise Rd).
2. To rezone from Service Residential District (S-R) to Multi-family Residential District (R-5) on a 2.19 +/- acre parcel located at the northwest corner of 70<sup>th</sup> Street and Cochise Road (6940 E. Cochise Rd).
3. To adopt Resolution No. 6717 affirming the above General Plan Amendment
4. To adopt Ordinance No. 3634 affirming the above rezoning.

### Key Items for Consideration:

- The proposal changes the land use from office use to high-density residential use.
- The proposed building heights allowed by the proposed zoning district will increase from 18 feet to 36 feet.
- Impacts to traffic, infrastructure, and other services will be negligible.
- There is no known opposition.
- Planning Commission recommended approval, 6-0.

### Related References:

- Case 127-ZN-1985 rezoned this property from Single Family Residential District (R1-35) to Service Residential District (S-R)

## OWNER

Win Co Enterprises LLC  
480-838-6060

## APPLICANT CONTACT

John Berry  
Berry & Damore, LLC  
480-385-2727

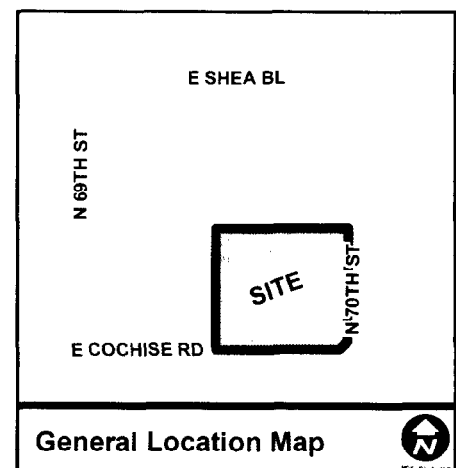
## LOCATION

6940 E Cochise Rd

## BACKGROUND

### General Plan.

The General Plan Land Use Element designates the property as Office. The Office designation includes a variety of office uses, and provides mixed-use opportunities when located between commercial and residential



neighborhoods. The commercial area to the north is designated Commercial, the office areas to the east and west are designated Office, and the multi-family area to the south is designated Urban Neighborhoods. The Urban Neighborhoods designation includes areas of multi-family dwellings having a density usually more than eight dwellings units per acre.

**Zoning.**

In 1985, this property was rezoned from the Single Family Residential District (R1-35) to Service Residential District (S-R) for the development of an office complex (Case 127-ZN-1985). The S-R District allows professional offices having a residential scale and character to serve nearby residential and commercial areas. The S-R district is designed to be a transitional zone used to buffer low density residential uses from more intense land uses and heavily traveled streets.

**Context.**

This property is currently vacant and is located at the northwest corner of 70th Street and Cochise Road, and the larger Shea Boulevard/Scottsdale Road area has a variety of commercial and residential uses. The site is an infill parcel surrounded by commercial and office uses to the north, east, and west, and multi-family residential uses to the south. Shea Boulevard is located approximately 270 feet to the north, the YMCA community center is located approximately 350 feet to the northwest, and Chaparral High School is located approximately 750 feet to the south.

The surrounding buildings have one or two stories, with heights ranging from 18 feet to 28 feet. The condominium development to the south of the site has a density of 10.8 units per acre, and the condominium development to the southeast of the site has a density of 17.6 units per acre.

**Surrounding Area**

	Land Use	General Plan	Zoning	Heights
North	Commercial	Commercial	C-2	20-28 feet
East	Office/Commercial	Office	C-O	18-20 feet
South	Multi-Family	Urban Neigh.	R-3	20-26 feet
West	Office/Commercial	Office	S-R	18 feet

**APPLICANT'S  
PROPOSAL**

**Goal/Purpose of Request.**

This is a request to develop vacant property into a multi-family residential development. This application has two parts:

1. **General Plan Amendment.** The proposed change in the General Plan from Office to Urban Neighborhoods is necessary to allow multi-family residential development on this property.
2. **Rezoning.** The proposed rezoning from Service Residential District (S-R) to Multiple Family Residential District (R-5) is also necessary to allow the proposed three-story multi-family residential development on this property. The applicant proposes 52 units in a three-story residential complex. Access will be provided from Cochise Road at an existing

driveway shared with the adjacent property to the west, and a secondary exit-only access will be provided using a driveway shared with the adjacent property to the north.

**Development information.**

- *Existing Use:* Vacant
- *Parcel Size:* 2.19 net acres; 2.78 gross acres
- *Density Allowed:* 63 units (23 units per gross acre)
- *Density Proposed:* 52+/- units (19 units per gross acre)
- *Building Height Allowed:* 36 feet
- *Proposed Building Height:* 36 feet (3 stories)

**IMPACT ANALYSIS**

**Land Use.**

General Plan

The proposed General Plan amendment replaces the 2-acre Office designation with an Urban Neighborhoods designation, and extends the existing Urban Neighborhoods area to the south. The Urban Neighborhoods designation includes areas of multi-family dwellings/apartments having a density usually more than eight dwellings units per acre. These higher densities are generally located near commercial centers, and care must be taken to minimize impacts on other residential areas and traffic.

This proposed amendment eliminates the potential for office uses at this site. A change from an office to a residential focus on this 2-acre property is relatively small and is not anticipated to have a significant economic stability impact. Also, both office and multi-family residential uses provide similar roles of transitioning from the higher intense commercial uses to the north to the residential areas to the south.

The proposed amendment conforms with the applicable guiding principles of the General Plan by adding residential opportunities that will help support nearby commercial centers, by providing land uses compatible with the area, and maintaining a transition between higher intense commercial uses and residential uses.

Zoning

The rezoning to the Multiple Family Residential District (R-5) provides a residential component that will help support the nearby commercial centers as well as a transition from the commercial uses to the north to residential area to the south. The proposed building heights will exceed the heights of the tallest buildings in the abutting developments to the west by 8 to 18 feet. However, the 36-foot height is consistent with allowable heights of the C-2 to the north and C-O District to the east, and no negative impacts are anticipated. The proposed density of 19 units per acre is greater than the density of the developments to the south and southeast (R-3 developments), however a higher density is not incompatible with the adjacent commercial uses to the north.

## Zoning Comparison

District	Land Uses	Building Height	Density Allowed
S-R	Office and residential	18 feet	35 units (12.5 units/ac)
R-5	Dwelling unit(s)	36 feet	63 units (23 units/ac)
Proposed Project	Multi-family residential	36 feet	52 units (19 units/ac)

**Traffic.**

Access to the site will be provided from Cochise Road at an existing driveway shared with the adjacent property to the west, and a secondary exit-only access will be provided using a driveway shared with the adjacent property to the north. The developer will construct the half-street improvements to Cochise Road in conjunction with any development on this property.

Approval of this rezoning from Service Residential (S-R) to Multi-family residential (R-5) to allow the development of 52+/- town homes will result in an estimated 368 daily trips. This represents a decrease of 141 daily trips if the site were developed as general office under the existing zoning, and a decrease of 665 daily trips if the site were developed as medical office under the existing zoning. A traffic study was prepared for the proposed development plan under the City's TIMA process (see summary, Attachment #7). Traffic conditions were analyzed for horizon years of 2006 and 2010. The site driveways will operate at Level of Service A during the a.m. and p.m. peak hours. The intersection of Shea Boulevard & 70<sup>th</sup> Street will operate at level of service C or better during the 2006 and 2010 conditions with and without the addition of the site-generated traffic. No significant traffic issues were identified.

**Water/Sewer.**

There do exist water and sewer lines adjacent to the site that are adequate to serve the proposal, and the developer is responsible for extending necessary services to the site.

**Police/Fire.**

Police facilities are located within four miles of this property and a fire station is located within a mile. Both the existing and proposed zoning districts allow residential uses, so there are no anticipated police or fire service impacts associated with this request.

**Schools District comments/review.**

Scottsdale Unified School District has been notified of this application and has responded that the District has adequate school facilities to accommodate any additional students generated by the proposed rezoning. (see Attachment #8A)

**Community Involvement.**

Surrounding property owners have been notified, the site has been posted, an open house was held, and the applicant has met with surrounding residential and commercial neighbors regarding this project. Property owners to the north and west inquired about stormwater storage and shared access to the adjacent properties, and the property owner to the north has requested that no pedestrian access gate be provided to the north. There have also been general inquiries and interest in purchasing units. The applicant will continue to work with surrounding property owners, and details on stormwater storage and access design will be provided at the time of Development Review Board submittal. (See Citizen Involvement attachment #8).

**Community Impact.**

The proposed change from an office to a residential focus will be compatible with the surrounding commercial and residential uses and will also increase the residential opportunities in the area to help support the nearby commercial centers. Impacts to traffic, infrastructure, and other services will be negligible.

**OTHER BOARDS AND COMMISSIONS**

**Planning Commission.**

The Planning Commission heard these cases on June 29, 2005. There were no citizen comments or questions from the Planning Commission. The Planning Commission recommended approval of the General Plan Amendment and the rezoning, 6-0.

**STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.

**RESPONSIBLE DEPT(S)**

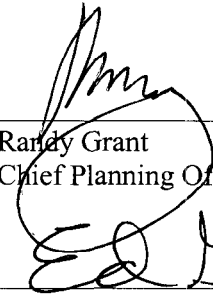
**Planning and Development Services Department**  
Current Planning Services

**STAFF CONTACT(S)**

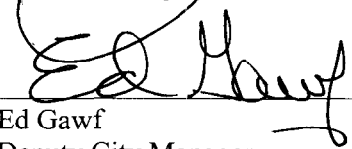
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**APPROVED BY**

  
Randy Grant  
Chief Planning Officer

8/15/05  
Date

  
Ed Gawf  
Deputy City Manager

8/15/05  
Date

**ATTACHMENTS**

- 1A. Applicant's Narrative (GP)
- 1B. Applicant's Narrative (ZN)
- 2. Context Aerial
- 2A. Aerial Close-Up
- 3. Land Use Map
- 4. Resolution No. 6717
- 5. Ordinance No. 3634
  - Exhibit 1. Stipulations
  - Exhibit 2. Zoning Map
- 6. Additional Information
- 7. Traffic Summary
- 8. Citizen Involvement
- 8A. School District Response
- 9. City Notification Map
- 10. June 29, 2005 Planning Commission Minutes
- 11. Site Plan

# Project Narrative Monterey Homes ~ Cochise Project

Minor General Plan Amendment Narrative Report  
NWC 70<sup>th</sup> Street and Cochise  
Sandallo Town Homes by Monterey Homes

Request for Minor General Plan Amendment from  
Office to Urban Neighborhood 119-PA-2005

Prepared by Berry & Damore, LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Az 85251

## **I. Project Overview.**

This request is for a minor general plan amendment from the Office land use category to the Urban Neighborhoods land use category on 2.19 net acres located at the northwest corner of 70<sup>th</sup> Street and Cochise Road (the "Property"). The Property is an undeveloped infill parcel with existing improved right-of-way, utilities, and a combination of commercial and residential development surrounding it on all sides.

The Property is located adjacent to the northwest quadrant of the Shea Boulevard and Scottsdale Road commercial core which is generally defined by the couplet system created by Mountainview Road, 70<sup>th</sup> Street, and 74<sup>th</sup> Street. This commercial core is almost exclusively designated as Commercial on the City of Scottsdale's General Plan and represents the major land use element in the vicinity of the Property to be considered when making minor amendments to the General Plan. The commercial core is almost entirely developed with commercial retail land uses with the exception of some high density residential located in the southwest quadrant of the core. Land uses adjacent to but outside of the commercial core include educational/institutional (Saguaro High School), hotel/motel, medium density single family residential, low density residential, commercial office and service residential.

As stated in the opening sentence of the Vision Statement for the Land Use Section of the General Plan, "Scottsdale is first foremost a residential community . . . ." In determining the compatibility of this request with each of the elements of the General Plan, it is necessary that the proposed land use be both compatible with the specific area as well as the larger general context of the City of Scottsdale. The affirmative determination of a compatible land use within a particular context is qualified by determining if the proposed land uses conforms to the Guiding Principles established in the General Plan. The Property, given its size, adjoining and surrounding land uses, proximity to the Scottsdale, Shea commercial core and general location within the City of Scottsdale, clearly meets and exceeds the Goals and Approaches articulated in the six Guiding Principles of the General Plan. Accordingly, this land use analysis and General Plan Amendment justification substantiates the proposed land use while being consistent with the core planning principles of the City of Scottsdale as well as being supported by adjacent and nearby property and stake holders.

## **II. Conformance with the Guiding Principles of the General Plan.**

This request is for a minor General Plan Amendment to the Land Use Map contained in the Land Use element of the General Plan. As previously stated, six guiding principles articulate (via Goals and Approaches) how the appropriateness of a land use change to the General Plan is to be qualified. These six guiding principles are Character and Lifestyle, Economic Vitality, Neighborhoods, Open Space, Sustainability and Transportation. Contained herein is a discussion of how this application and the



proposed Development reflects and is emblematic of the Guiding Principles found within the City of Scottsdale's General Plan.

It is significant to note prior to the Guiding Principles discussion that existing the land use designation on the property is Office. The Office land use is a component of Group E in the land use category matrix, the most intense category of land uses. This request to designate the Property Urban Neighborhoods, a Group C category in the land use matrix, in essence a reduction in the intensity of the development of the Property. The significance of this fact is that the Property is, as previously stated, located outside of the Shea/Scottsdale commercial core where the City has designated all of its intense commercial land uses for this sub area of the City. Given that fact, any land use discussion needs to address the fringe relationship between this commercial core and the adjoining land uses identified.

### **III. Character and Design Element.**

#### **1. Guiding Principle, Character and Lifestyle.**

The Character and Lifestyle Guiding Principle contains two elements, the Character and Design element and the Land Use element. The character and design element of the Character and Lifestyle Guiding principle seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historical significant sites and structures and the surrounding neighborhood context. Given that the Property is neither located within a natural desert setting nor is it a historically significant site, the discussion of character and design concerns itself exclusively to the surrounding neighborhood context.

Therefore, for the purposes of the Character and Design discussion of this General Plan Amendment, this application sets forth the proposed design standards, community character, and design review discussion with an emphasis on satisfying and complimenting the Character and Design elements identified in the General Plan.

The Character and Design Element Map of the General Plan designates Property as Suburban. Furthermore, both Shea Boulevard and Scottsdale Road (located less than a quarter of a mile from the site) are designated as Visually Important roadways with the intersection of Shea and Scottsdale Road identified as an Activity Center. Given the intensity of the area, the proposed character and design of the project should reflect this character.

In addition to the character and design factors discussed above, this minor General Plan Amendment is consistent with the following Goals and Approaches contained within the character and design element as follows.

**1) Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.**

Response: The proposed Sandallo project satisfies this goal and approach by meeting the community goal of promoting infill development to take advantage of existing infrastructure, is compatible with the surrounding area character, with high density residential located south of the subject property, minor office to the west, commercial retail to the north and to the east; and, is appropriate to the specific context of the surrounding neighborhood as it relates to locating compatible uses within the appropriate proximity of one another to further balance of the General Plan's guiding principles to include transportation, economic vitality and neighborhoods.

**2) Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

Response: This project will be subject to Design Review Board approval where designees, appointed by the Mayor and City Council, will evaluate the proposed built environment and determine its compatibility with both the area and high design standard expected within the City of Scottsdale.

**3) Identify Scottsdale's historic archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.**

Response: The Property is not designated as historic, archeologically or culturally significant and correspondingly no extraordinary preservation or conservation is necessary when determining the appropriateness of this General Plan Amendment.

**4) Encourage "streetscapes" for major roadways that promote the City's visual quality and character and blend into the character of the surrounding area.**

Response: The Property is not located on a visually significant roadway. However, its relationship to 70<sup>th</sup> Street, the western border of the Scottsdale/Shea commercial core and couplet roadway system will be treated as the "signature" side of the Property. Accordingly, special attention will be paid to the 70<sup>th</sup> Street side of the Property to integrate the built environment with the larger community as a whole.

**5) Build upon the significant role the arts have played in shaping our community's image and lifestyle by maximizing the potential of public art to enrich the daily lives of the people that live in or visit Scottsdale.**

Response: Public art is not anticipated in conjunction with this project given its location approximately 300 feet south of the visually significant Shea Boulevard and its small size.

**6) Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.**

Response: Monterey Homes, a premiere national homebuilder with a proud track record of premium quality residential developments within the City of Scottsdale anticipates a host of native and non-native vegetation including turf and unique hardscape products. Vollmer & Associates, an award winning landscape architecture firm will be providing the landscape design.

**7) Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.**

Response: Again, being adjacent to the commercial Scottsdale/Shea core, lighting will be appropriately designed given the context of the area, with particular attention being paid to the adjoining residential use located south of the site.

## **2.     Land Use Element.**

The Land Use Element Section of the Character and Lifestyle Guiding Principle establishes the City's mandate that land uses compliment each other visually, esthetically, socially, and economically, and to void conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. Given this overview of the Vision Statement of the Land Use Element, it is imperative that an appropriate General Plan Use Amendment demonstrate its compatibility while eliminating intended or unintended conflict or damage to the surrounding community and overall character of the City. While the Property's existing Office land use designation was deemed appropriate, given the fact that the current General Plan designation was applied to the Property at the time of the City's last citywide plan update (to bring the General Plan into conformance with the existing S-R zoning), the proposed Urban Neighborhoods land use designation is equally appropriate. Using the percentages provided in the land use element of the General Plan, with residential uses making up 54% of the existing land area and commercial land uses making up 2.5% of the land area in the City, the Property, as part of the existing land use base within a one mile perimeter of the site, meets this overall ratio of residential to the commercial land uses. And, as a land use, the proposed residential use is actually superior to an office land use relative to its' proximity to Saguaro High School, adjoining retail, and, given the demand for housing stock within the Shea Scottsdale core appears to better satisfy the Land Use element of the Character and Design Guiding Principle.

The Land Use element of the Character and Design guiding principle establishes nine goals and approaches analyzed on both a regional and citywide context to determine the appropriateness of a proposed change in land use designations. The proposed development addresses these nine goals as follows:

**1) Recognize Scottsdale's role as a major regional economic and social center, featuring business, tourism and cultural activities.**

Response: The existing Office land use designation appears no more superior than the proposed Urban Neighborhoods land use designation in satisfying the goal of recognizing Scottsdale as a cultural center or catalyst for cultural and/or tourist activities. Relative to supporting Scottsdale's role as a regional, economic, and business community, the existing Office land use designation would appear to better advance this element of the prescribed goal. However, in the context of the Property, being surrounded by significant existing garden office development, major commercial retail, and educational uses, the proposed Sandallo Project actually creates a superior opportunity to continue Scottsdale's role as a major regional economic and business community by placing increased numbers of consumers in a relatively small infill parcel which, since 1987, has had no interest from the market for office development.

**2) Coordinate land uses effecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.**

Response: The Property is located within 3/4 of the eastern border of the City of Phoenix and the Town of Paradise Valley. The relatively small land area of the Property makes it somewhat insignificant as it relates to coordinating regional networks with adjacent jurisdictions. However, the existing public transportation system which provides service between Phoenix and Scottsdale is located just 300 feet north of the Property and, by designating the Property as Urban Neighborhoods, a greater use of the public transportation system that was previously developed with the City of Phoenix to promote cross jurisdictional efficiency relative to mobility can be accomplished.

**3) Encourage the transition of land uses for more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.**

Response: The proposed development clearly provides an appropriate transitional land use from the more intense commercial retail land uses located along Scottsdale Road to the less intense existing medium to high density residential located south of the site. The commercial office land use also provides an appropriate transitional land use but, given the sites lack of development interest over nearly the past twenty years (when the small garden office market has been booming) the proposed residential land use appears to make the most sense as it relates to both the general plan and market conditions of the area.

**4) Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

Response: As previously mentioned, using the citywide ratio of residential uses to commercial land uses, the proposed development plan reflects the citywide mix of residential to commercial land uses on a local scale. Additionally, the existing zoning on the Property (S-R) already allows medium density residential up to 12.45 DU/AC. Given the sites current zoning it is recognized that residential makes an exceptional transitional zone used to buffer existing residential uses from more intense land uses and heavily traveled transportation routes. Additionally, and specifically along the Shea corridor, residentially zoned properties with residential General Plan designations, similar in size to the Property, have been rezoned and their corresponding General Plan land use designations changed in order to convert these residential properties fronting on Shea Boulevard to office with service residential (S-R zoning) from residential. In this case, and based upon City's approval of these requests, it would appear that both office and residential make appropriate transitional land uses. However, as it relates to maintaining a high quality of life, locating office uses along arterial streets makes much more sense while preserving off arterial parcels for residential purposes as proposed in this application. Further the land use mix, as a result of these rezonings has effectively transferred the residential land areas off Shea Boulevard while reducing overall residential land area. Approval of this request is effectively a transfer of commercial land use area added to Shea Boulevard being reincorporated into the immediate area as residential a land use.

Based on our review of the Scottsdale Shea commercial core and surrounding land uses and densities, the elimination of approximately 8,400 square feet of office space (the maximum allowable FAR in service residential) and the development of 52 residential units has no appreciable, negative impact on the mixture of housing and leisure opportunities and economic base needed to secure resources to support the community. In fact, given the intensity of the commercial core, the residential land use may in fact represent a greater element of the base needed to support the economic resources of both the community and the local area.

Finally, as noted in Case 7-GP-2004, the request to amend from office to urban neighborhoods and to rezone from service residential district to medium density residential district R-3 at the northeast corner of Shea Boulevard and 74<sup>th</sup> Street and approve by the City Council on August 31, 2004, Staff states "this area has a relatively healthy mix of residential and commercial uses". The City's Planning Staff continues by indicating that the five and a half acres, which were the subject of Case 7-GP-2004 were relatively small and not anticipated to have a significant economic impact. Staff continued by identifying that both office and multifamily uses provide similar roles of transitioning from the higher intense commercial uses to the less intense residential uses found off of Shea and Scottsdale Road.

**5) Give developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

Response: Again, given the Property's close proximity to both Shea Boulevard and Scottsdale Road, where a combination of public transportation, pedestrian and bicycle trails and alternative methods of travel, this site is perfectly situated for the proposed residential development vis-à-vis its relationship with the adjacent commercial core.

Furthermore, the General Plan seeks to provide a balance of live, work, and play land uses in development densities that enable convenient non-automotive trips. Again, given that the property is adjacent to existing commercial retail opportunities and within 600 feet of a major shopping center, and within 600 feet of Saguaro High School, the Property is a superior land use to office.

**6) Promote land use patterns that conserve resources such as land, clean air, water and energy to serve all people within the community.**

Response: As an infill project, the development of the Property will take advantage of existing wet and dry utilities and of infrastructure. The close proximity of complimentary land uses to support a live, work, play environment helps promote the conservation of clean air, clean water and energy to the benefit of the entire community.

**7) Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.**

Response: Having recognized that both the office and high-density residential uses provide an excellent transition from intense commercial cores and major arterial streets, the basis of the existing land uses south of the Property helps to justify and satisfy the local land use relationship. The approximately 25 gross acres located south of the subject property are developed with multi-family residential land uses at an average of \_\_\_\_ DU/AC. With commercially zoned and developed retail land uses on the northern boundary of the Property (with a maximum .8 FAR allowed) the proposed Development Plan is consistent and compatible with the surrounding and physical neighborhood setting.

**8) Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.**

Response: The proposed residential land use provides for housing stock necessary for a work force that both support and take advantage of the existing Scottsdale/Shea commercial core. Additionally, the close proximity of Saguaro High School allows potential residents the opportunity to both live, work, play, and be educated in a local neighborhood.

**9) Provide a broad variety of land uses that create a high level of synergy within mixed use neighborhoods.**

Response: Unlike the property referenced in case 7-GP-2004 which was part of a 165 acre master plan calling for a variety of commercial and residential uses in the Shea/Scottsdale core, this Property is situated within the context of a variety of independently developed meets and bounds parcels which through the lot splitting process never enjoyed a comprehensive development master plan or commercial plat. Accordingly, a development in the vicinity has occurred as predicated by the General Plan and as such, the historic development pattern in the area militates towards the appropriateness of the residential land use.

**IV. Economic Vitality.**

The economic vitality guiding principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the support of a dynamic, diversified and growing economic base that compliments the community.

The economic vitality guiding principle relies on seven goals and approaches which, when applied to a proposed general plan amendment help to determine if a land use proposal advances Scottsdale's economic vitality goals articulated in their Vision Statement.

**1) Sustain and strengthen Scottsdale's position as a premiere international and national tourism destination and resort community.**

Response: The Property has neither been intended to be developed as a resort or tourism use nor is it being proposed to be developed as a resort or tourism use. However, by providing housing stock at the appropriate density and price points, it is anticipated that a percentage of the residences in the Sandallo project could support the resort tourism support workforce.

**2) Encourage and maintain a high level of diverse, quality, retail, and entertainment activity in Scottsdale that supports the needs of Scottsdale residents and visitors.**

Response: By locating the proposed residential development adjacent to the Scottsdale Shea commercial core, the existing retail and entertainment (movie theatre) can be directly accessed by residents helping to keep consumer spending localized in the vicinity of this commercial core.

**3) Encourage and support the diversity of businesses that contribute to Scottsdale sales and property tax base so the needed infrastructure, physical amenities, services and expansion of such services are provided.**

Response: As an infill project, the City's burden to provide infrastructure, physical amenities and services is not adversely impacted. The sales tax generated by a commercial office use versus the townhouse use of the proposed Sandallo residential use is negotiable as indicated in the land use model for analysis attached hereto.

**4) Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.**

Response: The General Plan identifies the need to support companies that are integral to the new economy. Additionally, specific economic sectors are targeted for expansion including medical and healthcare services, biomedical research and development and technology related research and development. Given the physical constraints of the size of the Property and the City's commitment to fostering new economic activities and employment opportunities in the "new economy", which is heavily based on technology, research and development, the Property is better utilized to provide housing stock for those "new economy workers" who will staff the larger and potentially subsidized research and development/office developments that have been designated in other areas of the City (Perimeter Center, 101 Corridor, Scottsdale Airpark, etc.).

**5) Locate and integrate nonresidential development to improve access and visibility and to protect the integrity of neighborhoods.**

Response: The proposed change in land use designation accomplishes this goal and approach by integrating a higher density residential land use into an existing area (approximately 20 acres immediately adjacent to the property) that is developed with comparable land densities, while eliminating that land area from potential more intrusive land uses such as retail commercial.

**6) Maintain and develop partnerships that will promote both quality employment and business opportunities.**

Response: Again, the Sandallo Development with 52 dwelling units provides an opportunity for consumers (a) to support the local retail businesses and (b) to provide housing stock for employees in this sub area of the City.

**7) Sustain a long term economic well being of the City and its citizens through redevelopment and revitalization efforts.**

Response: As an infill project the development of the Property could be considered as revitalization, taking an otherwise passed over and undevelopable (in the



eyes of the market) and transforming it into a sustainable and vital development positively impacting the area.

## **V. Neighborhoods.**

The Neighborhood section of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City of Scottsdale.

In the context of developing the Property, the surrounding "neighborhood" is best characterized as a diversely mixed use combination of retail commercial, small scale office and medium to high density residential development. Given the specific physical location of the Property, any combination of the aforementioned uses should be deemed appropriate in the context of the General Plan's Guiding Principle for sustainable neighborhoods.

This application and the corresponding multifamily development which contemplates an approximate density of nineteen dwelling units per acre is clearly appropriate in the context of the neighborhood in which the property would be developed and in the definition of the Neighborhood section of the General Plan.

The Neighborhood's Guiding Principle of the General Plan enumerates five goals and approaches intended to ensure that Scottsdale is a desirable place to live, work and visit and, in conjunction with a stable economic base, the General Plan recognizes that a neighborhood viability and sustainability is as equally important as a strong economic base.

### **1) Enhance and protect diverse neighborhoods so they are safe and well maintained.**

Response: The aforementioned goal and approach primarily addresses four critical path items including providing neighborhood recreational facilities and parks and, more importantly, providing a range of housing opportunities. Emphasis is based on maintaining a balance between neighborhoods regarding resources, public amenities and burdens of community living. The development proposed herein is particularly complimentary of this goal and approach as the Property is an infill parcel which takes advantage of existing public resources, utilities and infrastructure while providing a significant housing opportunity.

### **2) Use redevelopment and revitalization efforts to provide for long term stability of Scottsdale's mature residential and commercial neighborhoods.**

The Property is located in one of Scottsdale's more mature areas and as an infill versus redevelopment project, helps to reinforce the existing general land use character of the area which contains a predominantly medium to high density residential.

**3) Sustain the long term economical being of the City and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

Response: Development of the Property represents the addition of approximately 52 new dwelling units which will support and invigorate the existing population base that supports the Scottsdale Shea commercial core.

**4) Preserve and enhance the unique sense of neighborhood found in diverse areas of Scottsdale through neighborhood conservation.**

Response: The Property is not within a Character Area or designated with a specific Neighborhood Plan. However, the General Plan specifically states that new development in established areas it should be encouraged to develop and ensure context appropriate development that supports the surrounding areas.

**5) Promote and encourage context appropriate new development in established areas of the community.**

Response: The proposed development is particularly adept at satisfying this goal and approach as the General Plan encourages new development efforts in existing developed areas in Scottsdale and the use of existing infrastructure while supporting developed areas in a manner that is complimentary and sustainable.

Clearly the proposed development satisfies each of the goals and approaches articulated in the Neighborhoods Section of the General Plan.

**VI. Open Space and Recreation.**

It has long been a priority of the City of Scottsdale to conserve significant natural area and open space to provide both recreational amenity and the preservation of undisturbed natural areas.

The Open Space and Recreation guiding principle found within the General Plan specifically addresses the significance of the McDowell Sonoran Preserve, scenic corridors, natural and urban open spaces and recreational opportunities. The development proposed herein indirectly aids the General Plan goal of preserving significant open space by providing density appropriate housing in a mature neighborhood within the City of Scottsdale, which relieves to a certain extent the common trend to develop "virgin lands" elsewhere in the City. It is a widely accepted planning principle that by clustering densities the opportunity to preserve appreciable open space can be achieved. Specifically, this element of the General Plan includes eight

goals and approaches intended to continue Scottsdale's tradition of providing significant open space and recreational opportunities intended to meet the needs of the population.

**1) Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.**

Response: The Property, located in a relatively intensely developed, mature area of the City does not contain onsite significant natural elements nor is in the context of an undisturbed natural environment. However, in the context of the urban environment, the Property helps promote and support use of existing open space and amenities provided by local urban parks and open space areas.

**2) Manage a comprehensive open space program that is responsive to public need, delivers high quality customer service, and exemplifies the City's commitment to leadership in environmental affairs.**

Response: This goal and approach concerns itself primarily with larger planning issues and master planning. Satisfaction of this goal and approach is accomplished by the proposed development by providing housing for citizens to take advantage of existing open space opportunities and by locating consumers near and in fact adjacent to commercial retail opportunities-further supporting the retail sales tax base which funds the maintenance and development of parks, trails, and recreational facilities.

**3) Acquire and develop open space identified (by the City Council) as high priority through land dedication or purchase.**

Response: The project proposed herein is somewhat unrelated to this goal and approach, but in an indirect way approval of this General Plan Amendment will focus residential development in an existing mature part of the City as an infill project thereby potentially eliminating development of 2.19 acres of pristine native lands for housing.

**4) Encourage and cooperate with other governmental agencies to preserve and protect regional open space and to acquire, develop, maintain, and operate regional facilities available to people who live, work and visit the City of Scottsdale.**

Response: This request indirectly supports this goal and approach.

**5) Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.**

Response: The proposed development provides housing in a mature area of the City where existing open space and recreational facilities can be taken advantage of and provides additional per capita spending to support the tax base used to pay for the development and maintenance of recreational facilities and services.

**6) Cooperate with and support the school districts in the City of Scottsdale to be able to continue access to school sites and facilities for suitable, safe and consistent recreational use and enjoyment.**

Response: The sites close proximity to Chaparral High School, with its ball fields, tennis courts and running track is ideally suited to be developed with multifamily residential land use by providing close and convenient access to this recreational amenity as well as increasing the student base within the district that is projected to see a decreasing enrollment.

**7) Provide attractive, well maintained recreational and park facilities that serve the entire community.**

Response: Development of the Property with the multifamily residential land use does not directly further this goal and approach. However, indirectly through development impact fees, construction, taxes and revenue generating devices within the City, revenues are provided to meet the aforementioned goal and approach.

**8) Provide access to educational, recreational, and cultural services for all residents.**

Response: Development of the Property with the residential land use supports this goal and approach by providing housing to individuals and families that will be located within walking distance to a major high school campus.

The Preservation and Environmental Planning section of the General Plan does not directly apply to the proposed development of the Property. However, within this section of the General Plan, two goals and approaches are appropriate and should be addressed.

**1) Reduce energy consumption and promote energy conservation.**

Response: By promoting infill development and by placing residential housing stock immediately adjacent to commercial retail land uses and educational facilities, the ability to conserve fossil fuels is enhanced.

**2) Promote local and regional efforts to include air quality.**

Response: As mentioned above development of the Property allows residents to access commercial retail uses such as drugstore and grocery store and restaurants as well as the local high school all by walking less than two city blocks.

Finally, the Property is not located within any of the areas designated on the Preservation and Environmental Planning Element Preservation Map contained within the General Plan.

## **VII. Seek Sustainability.**

The issue of sustainability is addressed within three chapters of the General Plan that include (1) cost of development; (2) growth areas; and (3) public services and facilities.

### **1) Cost of development.**

The City of Scottsdale has long held the philosophy that new development should "pay for itself". Through development impact fees, city bond projects, improvement districts, and community facility districts, the City of Scottsdale ensures that proportionately, development pays for itself.

The goals and approaches enumerated within this section of the General Plan concern themselves with providing the City with updated economic information used to manage and revise as needed the devices in place to ensure the development pays for itself. In this instance, through water and sewer impact fees to be paid at the time of development, the project will comply with this goal.

### **2) Growth areas.**

The Property is located in an existing mature suburban/urban core of the City and is a classic infill development. Accordingly, the proposed General Plan Amendment is in harmony with the Growth Areas Section of the General Plan as it proposes residential development outside of the identified growth areas and does not place a burden on future transportation and infrastructure systems.

The Property is not identified on the Growth Areas Map found in the Growth Areas element of the General Plan.

### **3) Public services and facilities.**

This section of the General Plan deals with public services, human services, safety, public buildings and facilities, and water resources.

The proposed General Plan Amendment and re-designation of the Property from office to urban neighborhoods supports the goals and approaches enumerated in this section of the General Plan.

### **1) Establish and maintain an innovative, sustainable solid waste collection, recycling and disposable delivery system present in future generations.**

Response: As an infill project, at the appropriate density, the City's ability to provide solid waste collection, recycling and disposable delivery is preserved as each of these services are already provided around the Property. By developing the Property as an infill project, the City's cost for service are absorbed better than if the Property were

developed in one of the outlying sections of the City that would require the City to expend additional economic resources to provide such services.

**2) Protect the health, safety, and welfare of the public from the impacts of flooding.**

Response: The Property is not located in an identified flood plane and is in a mature developed area of the City that is not identified as having a flood hazard.

Essentially, as an infill project within an already mature developed area consisting of a significant percentage of medium to high density residential development and commercial garden office uses, the City's ability to provide services under an efficient cost structure takes advantage of the economy scale that exists already. Further, the City's ability to provide fire, police and paramedic services is not burdened as this area is already serviced and effectively has the capability of absorbing the impact of the proposed development.

**VIII. Advanced Transportation.**

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. There are twelve goals and approaches identified in the Community Mobility Section of the General Plan. In general relate to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritizing regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's high esthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and citywide networks.

Finally, the General Plan recognizes that there is diversity throughout the neighborhoods of the City and that each neighborhood may, in fact, have different mobility needs.

First and foremost, and as stated throughout this narrative, the infill nature of the proposed development, provides an excellent opportunity to place housing at the appropriate density adjacent to and easily within walking distance of retail goods and services, professional services, recreational opportunities, educational opportunities, and is ideally suited for this area.

In the larger regional context, locating the residential land use on the Property, with its proximity to Shea Boulevard and Scottsdale Road, necessary automobile trips

can quickly and efficiently access these two major arterials which allows for the efficient transportation of individuals both throughout the City and throughout the larger metropolitan Phoenix area as a whole.

In summary, each element of the General Plan provides goals and approaches which, when satisfied, provide the basis for a change in the Land Use Map of the General Plan. This application, which seeks to change the General Plan designation of the Property from Office to Urban Neighborhoods, quite clearly satisfies virtually every goal and approach identified in each element of the General Plan which is applicable to this site.

# Project Narrative Monterey Homes ~ Cochise Project

NWC 70<sup>th</sup> Street and Cochise  
Sandallo Town Homes by Monterey Homes

Request for Rezoning from Service Residential (S-R) to  
Multifamily Residential (R-5)

Prepared by Berry & Damore, LLC  
6750 E. Camelback Road, Suite 100  
Scottsdale, Az 85251



## **I. Introduction.**

This request is to rezone 2.19 net acres located at the northwest corner of 70<sup>th</sup> Street and Cochise Road (the "Property") from Service Residential (S-R) to Multiple Family Residential (R-5). This request will facilitate the development of 52 luxury residential townhome units in an amenitized and gated community.

## **II. Location/Access.**

The Property is one of the few remaining undeveloped parcels in the general vicinity of the intersection of Shea Boulevard and Scottsdale Road. Cochise Road is unclassified while 70<sup>th</sup> Street is designated on the Scottsdale Street Classification Map in the General Plan as a Major Collector. No direct access onto 70<sup>th</sup> Street is proposed with the development being accessed exclusively off of Cochise Road. Additionally, half street improvements along Cochise Road will be constructed in conjunction with this project.

## **III. Compatibility with the Surrounding Properties.**

As previously indicated, the Property is an infill parcel with existing development on all abounding sides. Table 1 provides a matrix of surrounding zoning and existing land use.

**Table 1**

<b>Property</b>	<b>Existing Use</b>	<b>Existing Zoning</b>
Subject Property	Undeveloped	S-R
North of Property	Commercial Retail	C-2 (C)
East of Property	Commercial Office	C-O
South of Property	Residential Multifamily	R-3
West of Property	Garden Office	S-R

The proposed R-5 zoning on the Property is consistent and compatible with the surrounding zoning and land uses as described in Table 1. Furthermore, existing R-3 development south of the Property appears to be developed at the maximum density range allowed in that district.

Given that the Property is located north of Cochise Road which in the vicinity of 70<sup>th</sup> Street appears to be a boundary designating a transition from medium to high density residential south of Cochise Road to the commercial land uses north of Cochise Road, the additional density proposed on the Property is justified, given its proximity to the commercial office and commercial retail land uses abounding the Property. It is a longstanding planning practice to locate higher density residential in close proximity to appropriate commercial land uses; like retail and office land uses in this case.

#### **IV. Market Analysis.**

In conjunction with the general plan amendment application filed in conjunction with this rezoning request, City Staff has requested that an overview of both the office and housing market be included in this narrative to provide indicators as to the viability and sustainability of a residential land use vs. the market inappropriateness of an office use.

Based on an office market trends analysis prepared by Grubb & Ellis research department for the fourth quarter of 2004, net absorption has increased and vacancy has dropped. These modest increases are being ascribed to a "flight-to-quality trend" that is primarily responsible for the increase. Flight-to-quality refers to Class A office space customarily found on major arterial streets and ranging in development sizes greater than 50,000 square feet.

The Property, given its' small land area (2.19 net acres), would not facilitate a Class A office development. However, the Property could be developed for a Class B office. According to the Grubb & Ellis research, almost half of the total under construction space during 2004 was Class B product. The market had a record year in 2004 for Class B building construction. This fact is terribly significant as it relates to development of the Property because in a market where Class B office product is being so aggressively developed, a premium would be placed on appropriate sites. In this instance, however, the Property has been overlooked by the market as is its' heritage as it has remained undeveloped for an office use for over 20 years. One can only conclude that at the height of a booming Class B office market, if the property were desirable to be developed with Class B office (using the criteria of the marketplace), this Property surely either would have been developed by now or would at least have interest from the marketplace to be developed for office.

This reality can be reflected in the City's own approval to both amend the general plan and to rezone the northeast corner of Shea Boulevard and 74<sup>th</sup> Street from minor office to urban neighborhoods and from S-R to R-3. In that case, the applicant provided analysis by Canyon Research Southwest that indicated in 2004 anticipation for additional residential construction was going to be critical in this area. The report continued to note that, despite increasing inventories of townhomes and condominiums in North Scottsdale, the average sales price increased over the last five years from \$138,000.00 to \$236,000.00. This 70% escalation in prices is the leading indicator that the condominium/townhome product is in high demand.

#### **V. Project Justification.**

To summarize the myriad rationalizations and justifications that clearly lend itself to determining that a rezoning of the Property from S-R to R-5 as discussed in this rezoning narrative and the companion general plan narrative is summarized herein.

A. The proposed land use is consistent and compatible with the existing adjacent and surrounding land uses.

B. An approval of an amendment to the General Plan is justifiable as the request conforms and is supported by the myriad guiding principles, goals and approaches outlined in the General Plan

C. The proposed townhouse development provides an excellent buffer and transition from the more intense commercial retail uses located along Shea Boulevard to the medium to high density residential developments south of Cochise Road.

D. The proposed development will not adversely affect either the local school district and, in fact, may invigorate the student base in this area that is projected to see a decline in students.

E. The proposed land use actually will result in a minor reduction in traffic and trip generation.

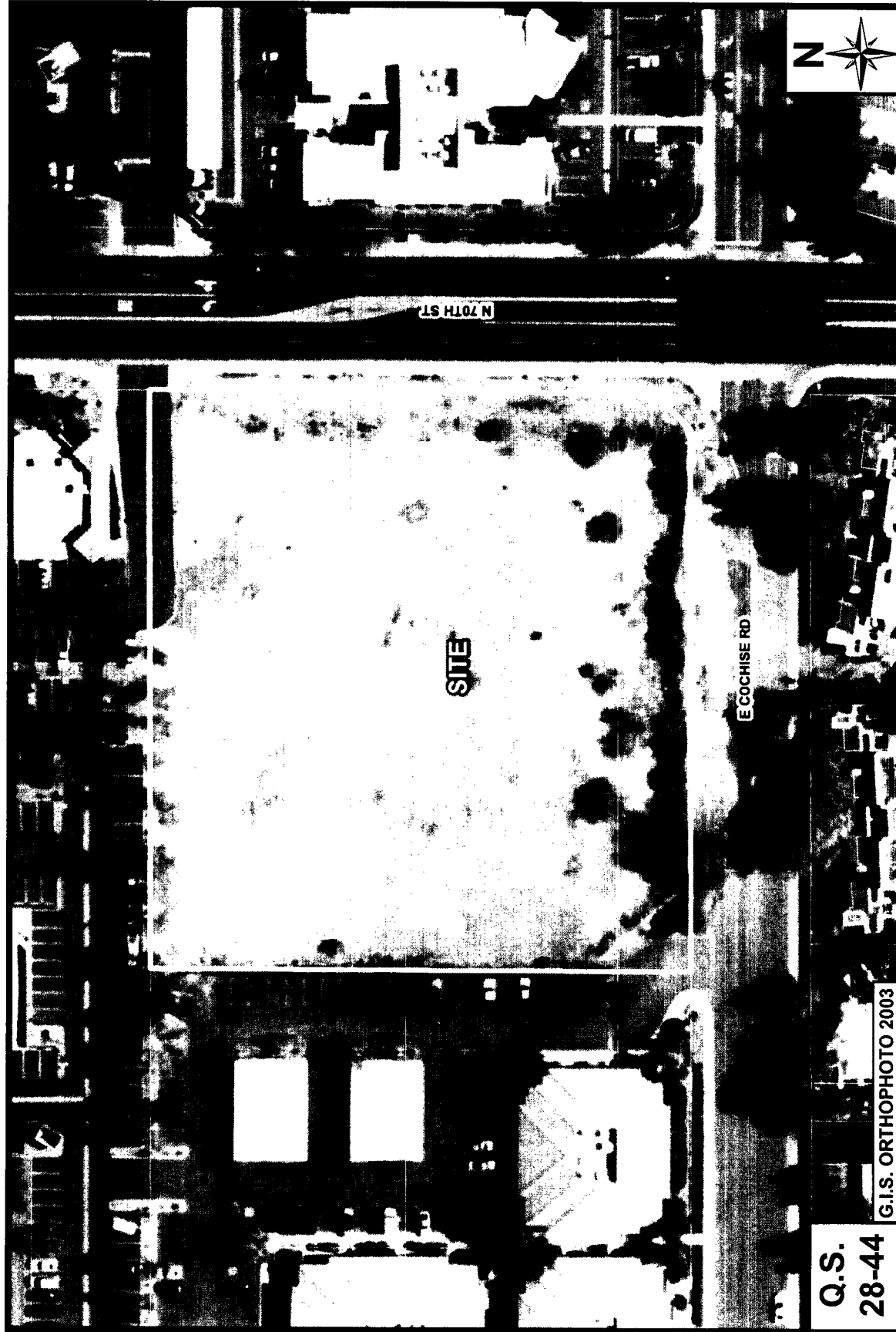
F. The project has received near unanimous support from the adjoining neighborhood and is considered to be a welcomed addition by the local business community.



Q.S.  
28-44

# Sandalo Townhomes

3-GP-2005/5-ZN-2005

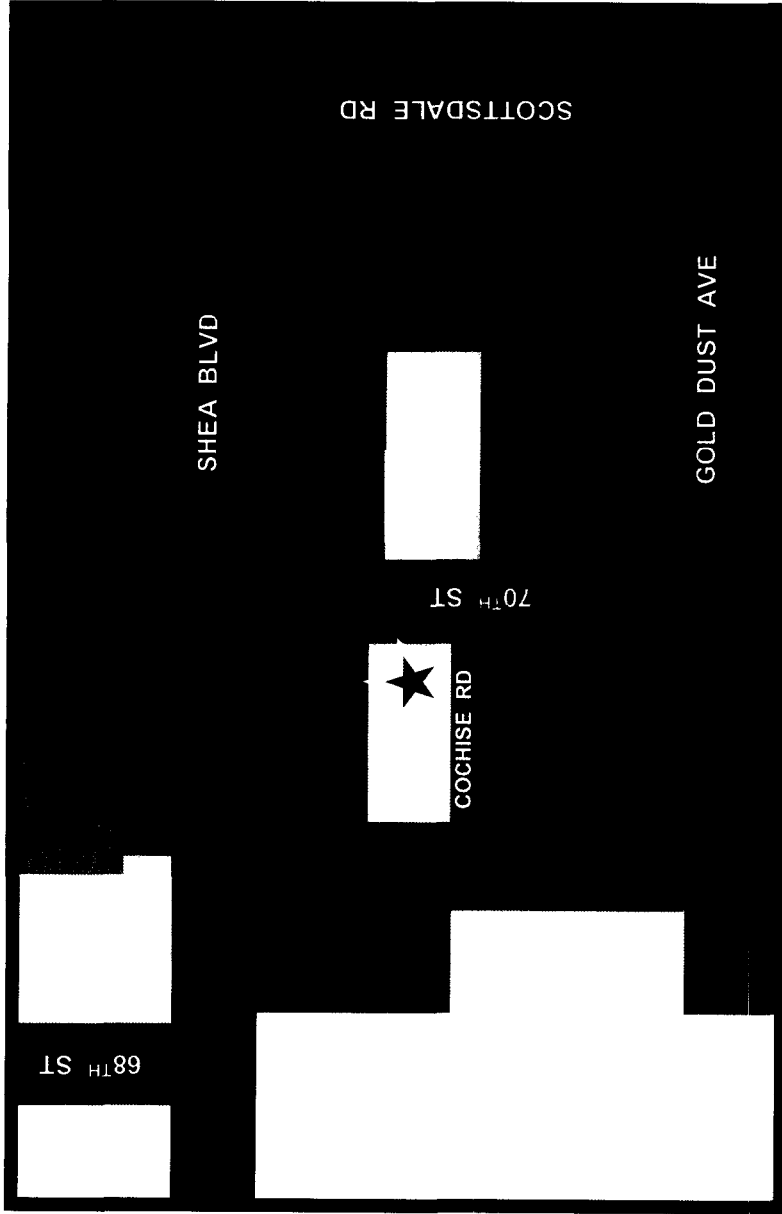


3-GP-2005/5-ZN-2005

Sandalo Townhomes

ATTACHMENT #2A

# General Plan (Existing)



- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods
- Mixed-Use Neighborhoods
- Resorts/Tourism
- Shea Corridor
- Mayo Support District
- Regional Use District
- Commercial
- Office
- Employment
- Natural Open Space
- Developed Open Space (Parks)
- Developed Open Space (Golf Courses)
- Cultural/Institutional or Public Use

McDowell Sonoran Preserve (as of 8/2003)

Recommended Study Boundary of the McDowell Sonoran Preserve

City Boundary

Location not yet determined



3-GP-2005/5-ZN-2005

ATTACHMENT #3

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004

RESOLUTION NO. 6717

A RESOLUTION OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING AN AMENDMENT TO THE GENERAL PLAN FOR THE CITY OF SCOTTSDALE, TO AMEND THE LAND USE ELEMENT FROM CATEGORY OFFICE TO CATEGORY URBAN NEIGHBORHOODS FOR PROPERTY LOCATED AT 6940 E. COCHISE ROAD (NORTHWEST CORNER OF 70<sup>TH</sup> STREET AND COCHISE ROAD).

WHEREAS, the City Council, through its members and staff, has solicited and encouraged public participation in the development of the General Plan amendment, consulted and advised with public officials and agencies as required by Arizona Revised Statutes Section 9-461.06, transmitted to the City Council and submitted a review copy of the general plan amendment proposal to each agency required by ARS Section 9-461.06 and all persons or entities who made a written request to receive a review copy of the proposal, and considered comments concerning the proposed amendment and alternatives; and

WHEREAS, the Planning Commission has held a hearing on June 29, 2005 concerning the General Plan Amendment; and

WHEREAS, the City Council, has held a public hearing on August 30, 2005, and has incorporated, whenever possible, the concerns expressed by all interested persons;

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Scottsdale, as follows:

Section 1. That the City Council hereby amends the General Plan Land Use Element for the City of Scottsdale, for the property located at 6940 E. Cochise Road (Northwest corner of 70<sup>th</sup> Street and Cochise Road) from Category Office to Category Urban Neighborhoods.

Section 2. That the above amendment is described in Case No. 3-GP-2005, (relating to zoning case 5-ZN-2005) and on Exhibit 1, attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 Civic Center Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this 30th day of August, 2005.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

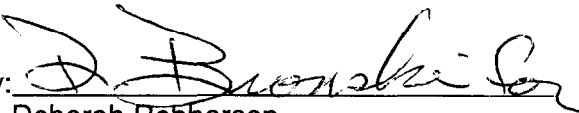
By: \_\_\_\_\_

Carolyn Jagger  
City Clerk

By: \_\_\_\_\_

Mary Manross  
Mayor

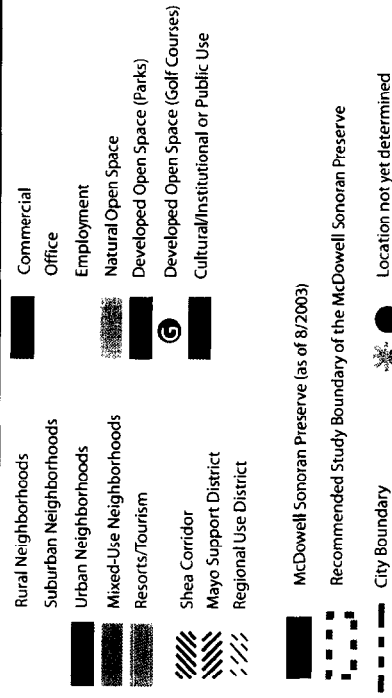
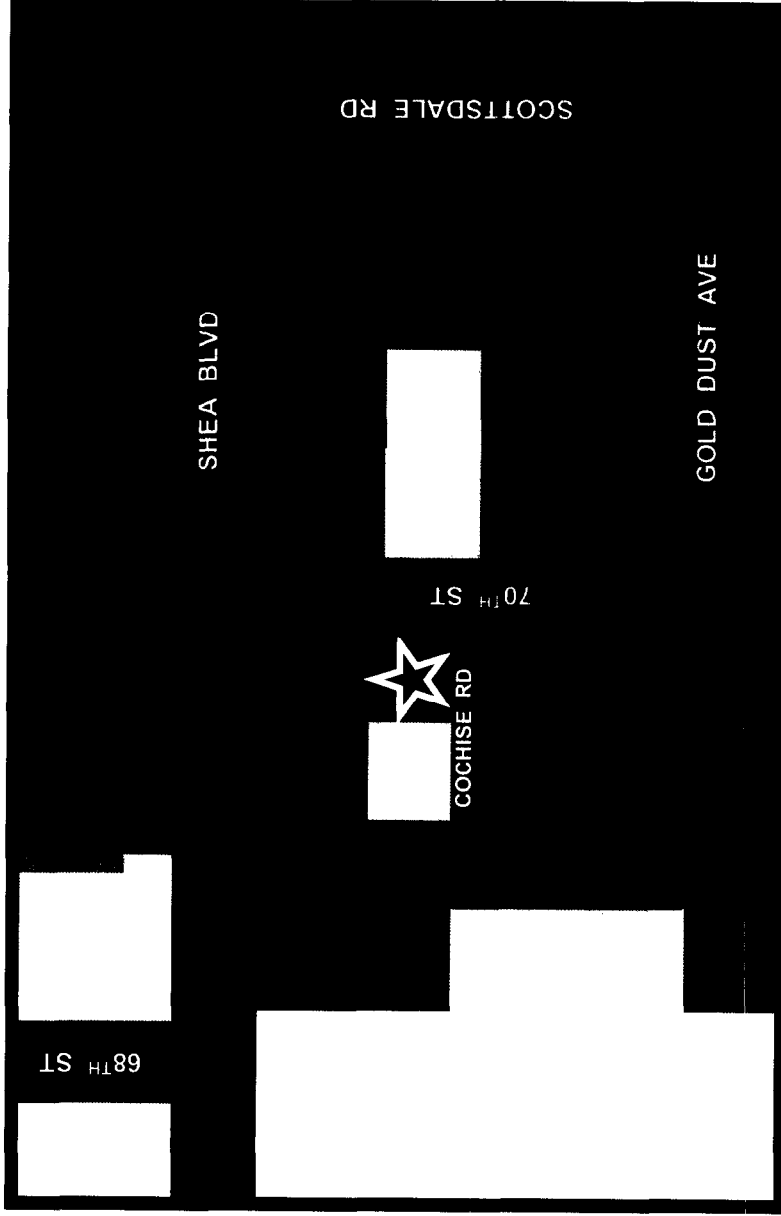
APPROVED AS TO FORM:

By:  \_\_\_\_\_

Deborah Robberson  
Acting City Attorney



# General Plan (Proposed)



3-GP-2005/5-ZN-2005

EXHIBIT 1

Adopted by City Council October 30, 2001  
 Ratified by Scottsdale voters March 12, 2002  
 revised to show McDowell Sonoran Preserve as of May 2004  
 revised to reflect General Plan amendments through June 2004

ORDINANCE NO. 3634

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 5-ZN-2005, FROM S-R (SERVICE RESIDENTIAL DISTRICT) TO R-5 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) ON A 2.19+/- ACRE PARCEL LOCATED AT 6940 E. COCHISE ROAD (NORTHWEST CORNER OF 70<sup>TH</sup> STREET AND COCHISE ROAD).

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No. 5-ZN-2005; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 5-ZN-2005.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a 2.19+/- acre parcel located at 6940 E. Cochise Road (northwest corner of 70<sup>th</sup> Street and Cochise Road) and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from S-R (Service Residential District) to R-5 (Multiple Family Residential District).

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 30 day of August, 2005.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
Mary Manross  
Mayor

APPROVED AS TO FORM:

By:   
Deborah Robberson  
Acting City Attorney

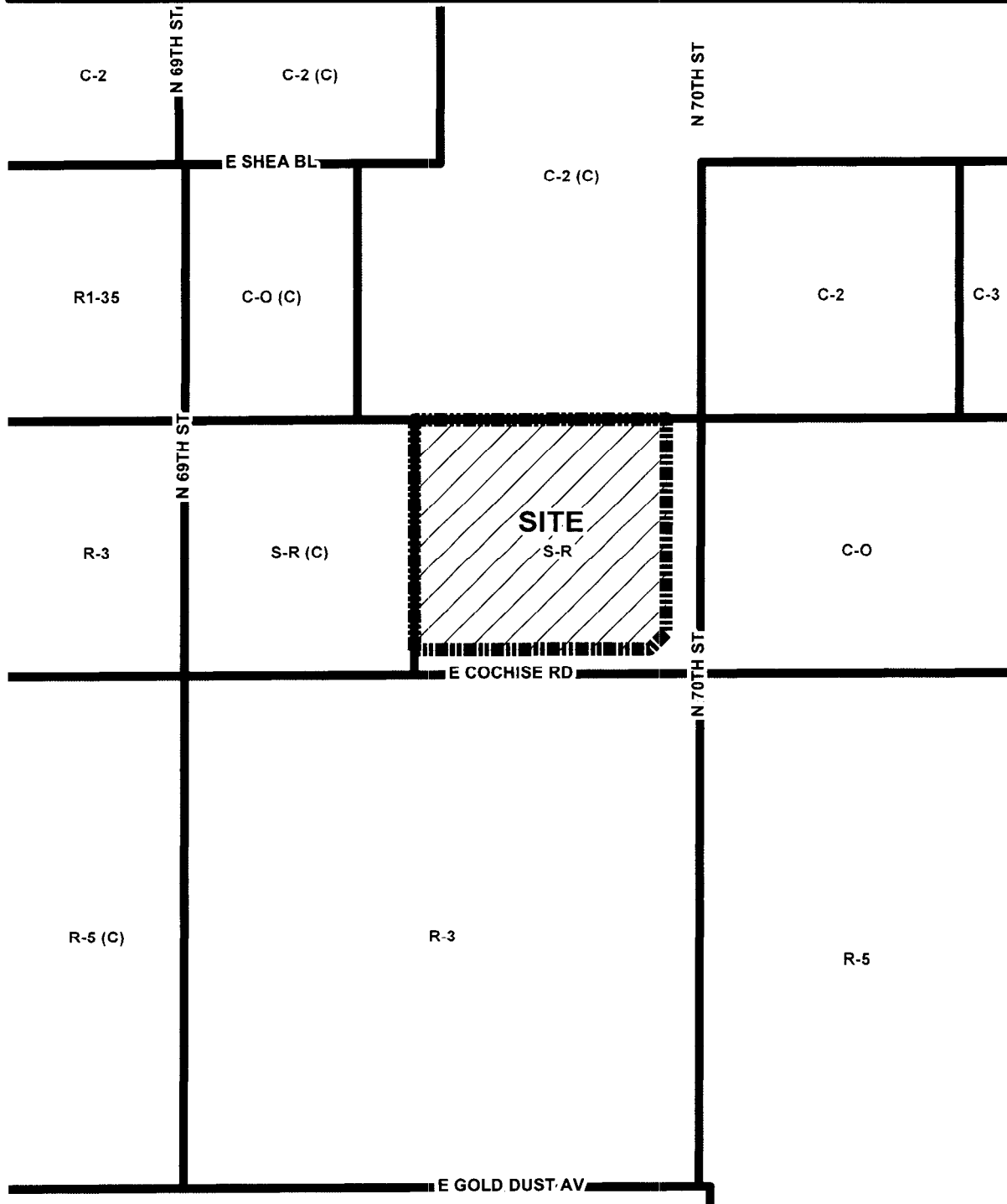
ATTACHMENT 5

## STIPULATIONS FOR CASES 3-GP-2005 AND 5-ZN-2005

### PLANNING/ DEVELOPMENT

1. **STREET DEDICATION.** Before issuance of any certificate of occupancy for the site, the developer shall provide a thirty three (33) foot right-of-way dedication along the site frontage for the north half-street of Cochise Road (to replace any existing roadway easement).
2. **STREET CONSTRUCTION.** Before issuance of any certificate of occupancy for the site, the developer shall construct the half-street improvements to Cochise Road, in conformance with the Design Standards and Policies Manual.
3. **VEHICULAR ACCESS.** Vehicular access shall be limited to Cochise Road near the southwest corner of the site, and secondary exit-only access at the existing shared driveway north of the site. Developer shall provide and secure shared access easements as necessary to provide said shared access. A one-foot non-vehicular access easement (NVAE) shall be provided along 70<sup>th</sup> Street and Cochise Road, except at the approved access points.
4. **PEDESTRIAN ACCESS.** With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access internal to the site separate from driveways, and providing pedestrian access to the public streets adjacent to the site.
5. **WATER AND WASTEWATER.** The developer shall provide all water and wastewater lines and related facilities necessary to serve the site, including any upsizing of facilities.

Rezone from Service Residential District (S-R) to Multiple Family Residential District (R-5)



5-ZN-2005

EXHIBIT 2

## **ADDITIONAL INFORMATION FOR CASES 3-GP-2005 AND 5-ZN-2005**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. pedestrian access internal to the site separate from driveways,
  - b. pedestrian access to the public streets adjacent to the site,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent uses,
  - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included),
  - e. landscaped setting around all buildings.
2. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective buyers of units on the site:
  - a. The closest distance from the lot to the midpoint of the Scottsdale Airport runway.
  - b. The city shall not accept any common areas on the site for ownership or maintenance.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
5. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

- a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
  - b. Determine easement dimensions necessary to accommodate design discharges.
  - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - e. Include a complete description of requirements relating to project phasing.
6. **BASIS OF DESIGN REPORT (WATER).** Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
7. **BASIS OF DESIGN REPORT (SANITARY SEWER).** ). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**Sandalo Townhome Project**  
**5-ZN-2005/3-GP-200/119-PA-2005**  
**NWC 70<sup>th</sup> Street & Cochise Road**

**Prepared by: Jennifer Bohac/Phillip Kercher, Traffic Engineering**  
**Traffic Impact Study Prepared by Aaron Atkinson, United Civil Group**

**Existing Conditions:**

The site is located on the northwest corner of 70<sup>th</sup> Street and Cochise Road. The property is currently undeveloped. The site is adjacent to an existing retail commercial development to the north, commercial office buildings to the west, 70<sup>th</sup> Street to the east, and Cochise Road to the south.

Cochise Road, which has an east-west alignment, is identified as a Neighborhood System street on the mobility element of the city's General Plan and is classified as a local commercial street. It has a three-lane cross section east of 70<sup>th</sup> Street and a two-lane cross section west of 70<sup>th</sup> Street (south half street only constructed). The posted speed limit on Cochise Road is 25-MPH. The average daily traffic volume on Cochise Road, west of 70<sup>th</sup> Street, as measured in May 2005 is 1,300 vehicles per day. Cochise Road terminates to the west just past 69<sup>th</sup> Street and it terminates to the east at Scottsdale Road.

70<sup>th</sup> Street, which has a north-south alignment in the vicinity of the site, is identified as a Neighborhood System street on the new mobility element of the city's General Plan and is classified as a Major Collector in the Scottsdale Streets Master Plan, October 2003. It is designed to the major collector cross section with two lanes in each direction and a landscaped median. The posted speed limit on 70<sup>th</sup> Street in the vicinity of Cochise Road is 25 mph northbound and 35 mph southbound. The average daily traffic volume on 70<sup>th</sup> Street as measured in May 2005, is 11,500 vehicles per day. A major collector cross section is designed to carry up to 35,000 vehicles per day. 70<sup>th</sup> Street curves east and becomes Mountain View Road approximately ½ mile south of Cochise Road.

Shea Boulevard, which has an east-west alignment, is identified as a Regional System street on the mobility element of the city's General Plan and is classified as a major arterial street on the city's Streets Master Plan. The posted speed limit on Shea Boulevard in the vicinity of 70<sup>th</sup> Street is 40-MPH. The average daily traffic volume on Shea Boulevard as measured in May 2005 is 41,500 vehicles per day. A major arterial cross section is designed to carry up to 55,000 vehicles per day. Shea Boulevard extends several miles beyond the Scottsdale city limits into Phoenix to the west and extends east through the Town of Fountain Hills to the Beeline Highway.

The intersection of Shea Boulevard and 70<sup>th</sup> Street is signalized. There are left turn lanes for all approaches, and a right turn lane for all approaches to the intersection except the northbound approach. There were 17 collisions at the intersection from May 2004 to May 2005. The collisions are predominately rear-end or left turn, which are typical at signalized intersections.

The intersection of Shea Boulevard & 69<sup>th</sup> Street is unsignalized. There were 5 collisions at this intersection, three of which were caused by failure to yield the right-of-way and improper left turns.

The intersection of Cochise Road & 70<sup>th</sup> Street is unsignalized. There were two collisions at this intersection, both caused by failure to yield the right-of-way and improper left turns.

**Proposed Development:**

The 2.19-acre site is currently zoned Service Residential (S-R). This zoning district allows low scale general office and/or medical office use and some residential use. The proposal is to change the zoning for the property to Multi-Family Residential (R-5). If approved, the applicant proposes to develop 52 townhouses in nine buildings on the site. Access to the site will be provided from Cochise Road and from 70<sup>th</sup> Street via Northern Driveway.

The Trip Generation Table below shows the total new trips that will be generated by the proposed development plan under the requested change in zoning. The table includes the trips that would be anticipated if the site were developed under the current zoning. The trip generation calculations are based on data contained in the Institute of Transportation Engineer's *Trip Generation*.

**TRIP GENERATION COMPARISON TABLE**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>Current Zoning – S-R</b> General Office – 28,622 s.f.	509	61	8	69	19	92	111
<b>Current Zoning – S-R</b> Medical Office – 28,622 s.f.	1,034	56	14	70	28	77	105
<b>Proposed Zoning – R-5</b> Residential Townhouse – 52 Units.	368	5	26	31	23	12	35

The Trip Generation Comparison Table demonstrates that the proposed development would generate approximately 141 less trips per day than if the site were developed as general office land use under the existing zoning. The table also shows that the proposed development would generate approximately 665 less trips per day than if developed as medical office, which is allowed under the existing S-R zoning.

A traffic impact study was prepared by United Civil Group under the City's Traffic Impact and Mitigation Analysis (TIMA) Program, which examines the impacts from the proposed development in detail.

**Future Conditions:**

The traffic study evaluates the traffic conditions for the assumed build out year of the development, 2006, and for the 2010 horizon year. Level of service was calculated for the signalized intersection of Shea Boulevard/70<sup>th</sup> Street, and the unsignalized intersections of Shea Boulevard/69<sup>th</sup> Street, 70<sup>th</sup> Street/Cochise Road, 70<sup>th</sup> Street/Northern Driveway and the site driveways. Levels of service calculations were performed for the a.m. and p.m. peak hours. The table below compares the level of service for the intersections during the peak hours for the two analysis years.



**LEVEL OF SERVICE SUMMARY TABLE**

	2006 Background Traffic Only		2006 Total Traffic		2010 Background Traffic Only		2010 Total Traffic	
	AM	PM	AM	PM	AM	PM	AM	PM
<b>Shea/70<sup>th</sup> St</b>								
Eastbound Approach	B	B	B	B	B	B	B	B
Westbound Approach	C	B	C	B	C	B	C	B
Northbound Approach	B	C	B	C	B	C	B	C
Southbound Approach	B	B	B	B	B	B	B	B
<i>Total Intersection LOS =</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>C</i>	<i>B</i>
<b>Shea/69<sup>th</sup> St</b>								
Eastbound Approach	B	B	B	B	B	B	B	B
Westbound Approach	B	B	B	B	B	B	B	B
Northbound Approach	F	F	F	F	F	F	F	F
Southbound Approach	F	F	F	F	F	F	F	F
<b>70<sup>th</sup> St/Cochise Rd</b>								
Eastbound Approach	D	D	D	D	D	D	D	D
Westbound Approach	C	D	C	D	C	D	C	D
Northbound Approach	A	A	A	A	A	A	A	A
Southbound Approach	A	A	A	A	A	A	A	A
<b>70<sup>th</sup> St/N. Dwy</b>								
Eastbound Approach	B	A	B	B	B	B	B	B
Westbound Approach	A	B	A	B	A	B	A	B
Northbound Approach	A	A	A	A	A	A	A	A
Southbound Approach	A	A	A	A	A	A	A	A
<b>Cochise Rd/Access A</b>								
Eastbound Approach	-	-	A	A	-	-	A	A
Westbound Approach	-	-	A	A	-	-	A	A
Southbound Approach	-	-	A	A	-	-	A	A
<b>N. Dwy/Access B</b>								
Eastbound Approach	-	-	A	A	-	-	A	A
Westbound Approach	-	-	A	A	-	-	A	A
Northbound Approach	-	-	A	A	-	-	A	A

The signalized intersection of Shea Boulevard/70<sup>th</sup> Street operates at LOS B in all conditions. The unsignalized intersections operate at level of service D or better during

both peak hours for the 2006 and 2010 conditions, with the exception of the intersection of Shea Boulevard/69<sup>th</sup> Street. This intersection is projected to operate at LOS F during both peak hours in both 2006 and 2010. This intersection is operating at LOS F currently in existing conditions due to high delay for vehicles turning from the minor street.

**Summary:**

Approval of this rezoning from Service Residential (S-R) to Multi-family residential (R-5) to allow the development of 52 town homes will result in an estimated 368 daily trips. This represents decrease of 141 daily trips if the site were developed as general office under the existing zoning, and a decrease of 665 daily trips if the site were developed as medical office under the existing zoning. Traffic conditions were analyzed for horizon years of 2006 and 2010. The site driveways will operate at Level of Service A during the a.m. and p.m. peak hours. The intersection of Shea Boulevard & 70<sup>th</sup> Street will operate at level of service C or better during the 2006 and 2010 conditions with and without the addition of the site-generated traffic.

**Staff Comments/Concerns:**

- Queuing analysis should be performed for eastbound traffic out of Northern Driveway. There is only 80' between 70<sup>th</sup> St and Access B on Northern Driveway.
- The site entrances need to be designed to work as shared driveways with the adjacent developments. The preliminary designs do not work very well and need to be refined as the site plan proceeds through the Development Review Board approval process if the rezoning is approved.
- The developer will need to complete the Cochise Road half street.
- A southbound right-turn deceleration lane should be considered on 70<sup>th</sup> Street at Northern Driveway. The site-generated trips will add 40% to the existing right-turn volumes at this location. Calculations should be performed to determine the storage length for the southbound right-turn deceleration lane at Northern Driveway.
- The traffic study recommends an eastbound right-turn deceleration lane on Shea Boulevard at the intersection with 69<sup>th</sup> Street and a right-turn deceleration lane on 70<sup>th</sup> Street at the intersection with Shea Boulevard. These should be constructed by the city as a future RCI (Roadway Capacity Improvement) Project. The development traffic does not warrant the construction with this project.



3707 North 7<sup>th</sup> Street • Suite 235 • Phoenix • AZ • 85014

Phone: 602 • 277 • 4224 Fax: 602 • 277 • 4228 e-mail: task@taskeng.net

---

May 13, 2005

Mr. Todd Bowden  
Vice President, Land Acquisition  
Monterey Homes  
14636 North Scottsdale Road, Suite 175  
Scottsdale, Arizona

Fax (480) 998-9162

**RE: 70<sup>th</sup> Street and Cochise Road – Trip Generation Letter**

Dear Mr. Bowden:

This letter presents a comparison of trip generation for two proposed uses for the site located on the northwest corner of 70th Street and Cochise Road. The site is currently undeveloped land in the City of Scottsdale. The new proposed use of the site is for 49 townhomes units. The other proposed land use is for a one-story office building as allowed under existing zoning.

**TRIP GENERATION**

Vehicle trips are estimated for a total average weekday and for AM and PM peak hours. *Trip Generation, Seventh Edition*, published by the Institute of Transportation Engineers (ITE) in 2003, is the source for the trip rates used in this study. This is the generally accepted reference for trip generation.

The *ITE Trip Generation* equations were used versus the average trip rates in order to determine the number of trips generated. Table 1 presents the resulting trip generation for the property as an office building land use and as residential townhomes. The proposed office building is expected to be a single storied building. Table 1 also presents the resulting trip generation for the site as a residential development with 49 townhomes units. Table 1 shows the difference between the trips.

A few terms from Table 1 are explained below.

**LUC** is the Institute of Transportation Engineers (ITE) Land Use Code. It refers to the section of the ITE manual from which the trip rates were obtained.

**Units** specify the type of land used for generating trips. (DU is dwelling unit)

**Amount** is the size of building area or number of occupied dwelling units.

**Rates** present the number of daily, AM peak hour and PM peak hour vehicle trips to and from the subject land use per unit.

**Percent Inbound** is the percentage of AM and PM vehicle trips arriving inbound at the land use. The remaining percent of trips are leaving outbound. For instance, 25 percent of AM peak hour trips are arriving at a residential site, and the remaining 75 percent are leaving home in the AM. For daily trips, it is assumed that 50 percent are inbound trips and 50 percent are outbound trips.

**Trips** are the calculated number of trips. They are calculated as the amount times the rate times the percent inbound or outbound.

**Table 1**  
**Trip Generation Comparison**  
*70<sup>th</sup> Street and Cochise Road as Office Building vs Townhouse Units*

	Office	Townhomes	Difference (Reduction)	Reduction (%)
LUC	710	230		
Units	TGSF	DUs		
Amount	28.5	49		
<b>Trip Rates:</b>				
Daily	17.81	7.24		
AM Peak Hour	2.41	0.61		
PM Peak Hour	3.9	0.69		
<b>% Inbound:</b>				
AM Peak Hour	88%	17%		
PM Peak Hour	17%	67%		
<b>Trips:</b>				
Weekday	508	350	158	31%
AM Peak Hour Inbound	60	5	55	
AM Peak Hour Outbound	8	24	-16	
Total AM Peak Hour	68	29	39	57%
PM Peak Hour Inbound	19	22	-3	
PM Peak Hour Outbound	92	11	81	
Total PM Peak Hour	111	33	78	70%

Mr. Todd Bowden  
May 13, 2005  
Page 3

As can be seen from the trip generation table, the proposed residential townhouse units generate considerably less traffic during both peak hours and for the total day compared to the office building. The site will generate 158 less trips per weekday, 39 less trips during the morning peak hour, and 80 less trips during the evening peak hour with townhouse units as opposed to an office building.

The proposed land use is a 31% reduction of daily trips from the alternate land use, a 57% reduction of AM peak hour trips, and a 70% reduction of PM peak hour trips.

The total number of peak hour trips with the proposed residential land use is 33 trips in the evening peak hour. This is considerably below the level that would generate an increase in congestion levels on nearby streets.

I hope this addresses the traffic issues relating to this development. If you have any questions, or if I can be of further assistance, please let me know.

Sincerely,

*Ken Howell*

Ken Howell, P. E., P.T.O.E.  
Traffic Engineer



**MONTEREY HOMES  
LUXURY COMMUNITIES  
70<sup>th</sup> Street and Cochise**

**CITIZEN OUTREACH REPORT**

**March 24, 2005**

The Monterey Homes project team has been busy conducting significant outreach into the community to date. We have been meeting both with residential and commercial neighbors to inform them about the proposed project and to gather their input.

The team has done extensive work door to door in the neighborhood. On February 4, 18, 19, 20, March 1 and 3, door to door contact was conducted in the neighboring communities. As a result, almost one hundred signatures of support for the project have been gathered and we have found no indication of opposition.

On March 11, 2005 a notification letter about the project was sent first class mail to property owners within 750 feet of the project (see attached letter and notification boundary). This letter also announced an open house, on March 23 at Chaparral High School. Thirteen people attended the meeting (see attached sign in sheet) and were all interested in the project. No oppositions were voiced at the meeting and several people expressed interest in purchasing units.

Follow up meeting may be conducted with HOA's to communicate further with the individual communities. This report will be updated with this information if these meetings are conducted.

Attachments: 750' Notification Mailing Label Map  
750' Notification Mailing Labels Copy  
Notification Letter  
Scottsdale Schools Notification  
Open House Sign In Sheet



March 11, 2005

Dear Neighboring Property Owner:

The purpose of this letter is to advise you that a request has been submitted by Monterey Homes to the City of Scottsdale for their approval of a down-zoning from service residential to residential for the property located near 70<sup>th</sup> Street and Cochise Road. The zoning change is being proposed to change the current S-R zoning to R-5 in order to build luxury residential townhomes. This new residential development will be a positive addition to the surrounding neighborhood and will include approximately 49 units with lush landscaping and more open space than what is required on the site. In addition, the request includes proposed street improvements along Cochise Road. These luxury townhomes will be designed by renowned Taliesin architects, H & S International, and built by Monterey Homes, an extremely well respected local developer.

If you would like additional information, you are invited to attend a neighborhood open house to be held Wednesday, March 23, from 5:30 to 6:30 PM at Chaparral High School in the Teacher's Lounge, located at 6935 E. Gold Dust Ave. If you cannot attend the open house and would like more information, please feel free to contact Terry Benson or Tyler Wright at Technical Solutions, who have been contacting neighborhood property owners about this project, at (602) 957-3434. The City of Scottsdale project coordinator for this project is Tim Curtis, who can be reached at (480) 312-4210.

Sincerely,

Paul Smith  
President

cc: Tim Curtis



March 21, 2005

Dr. John M. Baracy, Superintendent  
Scottsdale Unified School District  
3811 N. 44<sup>th</sup> Street

Dear Dr. Baracy:

This letter is being sent to you pursuant to City of Scottsdale Code (Ordinance No.455), Article 1. Administration and Procedures, Section 1.1500, Collaborative City And School Planning.

Please be advised that we are applying for a rezoning application that changes the zoning classification from non-residential/residential classification to a residential classification resulting in greater residential densities allowed on the subject property. The approximately 2.2 acre property as currently zoned would allow for 27 residential units; our proposed application would result in a total of 52 units, an increase of 90%.

Enclosed, please find a location map and the Determination Form required by the City per the above Ordinance. If you have any questions I can be reached at 602-957-3434.

Sincerely,

Paul Smith  
Technical Solutions

Cc: City of Scottsdale Planning Services



Sandalo Townhomes  
Community Open House  
Sign-In Sheet  
Wednesday, March 23, 2003

Print Name	Address	Phone
1. Mrs. C. MISSEY	6945 E. COCHISE RD #135	480 483-2607
2. George Wood	6885 E Cochise Rd # 140	
3. Todd Bowden	4529 E Sunnyside Ln	62315-6884
4. Fern Holte	10301 N 70th St #233	480 922 1410
✓ 5. Cindy Nicholls	10301 N 70th St #364	480-991-1782
6. Deborah Smutek	6945 E. Cochise Rd #120	
7. Carol Barthelme	6900 E. Gold Dust #139	
* 8. Joni Stafford	10301 N 70th St #204	480-483-3588
9. Jim Byrne	10301 N 70th St #214	
10. DAN DYFUK	15855 E. Brittlebush	480-368-9504
11. DAN ERBACH	6885 E. COCHISE	
12. DOROTHY "	" "	
13. Chucko Kavan Brown	6885 E. Cochise #114	
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		
25.		

**Curtis, Tim**

---

**From:** lhodge@hpttechnologies.com  
**Sent:** Tuesday, April 26, 2005 6:12 PM  
**To:** Curtis, Tim  
**Subject:** SANDALO TOWNHOMES available for SALE?

Tim, can I purchase one of these condo's?

Larry Hodge  
6026149018  
lhodge@hpttechnologies.com

This message was feedback from the following web page:  
<http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=29175>  
4/26/2005 6:11:48 PM

209.180.143.227 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1;  
NET CLR 1.1.4322) sessionId: 0

**Curtis, Tim**

---

**From:** Denise Breit [deetaurus@yahoo.com]  
**Sent:** Friday, April 08, 2005 2:47 PM  
**To:** Curtis, Tim  
**Subject:** RE: 70th Street & Cochise

Thank you for the prompt response. I will contact Mr. Walls for information.

Denise Breit

**"Curtis, Tim"** <tcurtis@scottsdaleaz.gov> wrote:

Denise,

The developer should be able to help you with your questions. This was recently submitted and has not been scheduled for public hearings yet. The developer contact information is:

MONTEREY HOMES  
14636 N SCOTTSDALE RD STE 175  
SCOTTSDALE, AZ 85254  
CONTACT : David Walls  
480-998-8700 (PHONE)  
david.walls@montereyhomes.com (EMAIL)

Let me know if you have any more questions

-Tim Curtis  
City of Scottsdale  
Current Planning

-----Original Message-----

**From:** Denise Breit [mailto:deetaurus@yahoo.com]  
**Sent:** Friday, April 08, 2005 6:39 AM  
**To:** tcurtis@scottsdaleaz.gov  
**Subject:** 70th Street & Cochise

Good Morning Mr. Curtis,

This email is to follow-up with a phone message that I left for you yesterday. I am seeking information regarding the land on 70th Street and Cochise. I have a business in the medical plaza directly west of this property. Is construction scheduled to begin? If so, what is the timeframe for completion and what hours/days will the construction take place?

Thank you in advance for your information,  
Denise Breit  
Cochise Professional Massage  
480-483-1201

---

Yahoo! Messenger  
Show us what our next emoticon should look like. [Join the fun.](#)

06/16/2005

**Curtis, Tim**

---

**From:** Bob Teske [Bob@bmsiaz.com]  
**Sent:** Wednesday, March 30, 2005 10:47 AM  
**To:** TCURTIS@SCOTTSDALEAZ.GOV  
**Subject:** 119 PA 2005

Dear Tim Curtis:

A few questions arise over the developement of the 70th and Cochise property. Approximately 14 years ago we developed the parcels to the north and the west of the site. At the time we were mandated by the C.O.S. to provide joint access to the property at the NE and the SW corner of the site, this was done with curbing, concrete aprons etc.

1. Are these entrances still going to be used?
2. Is there any remuneration to us for the installation of these offsites?
3. There is a serious drainage problem at the SW corner of the site that floods our drive, this needs to be addressed.

Thanking you in advance for your coopertion.

Bob Teske  
Vice Pres Building Management Services Inc.  
10505 N. 69 St.  
Scottsdale, Az. 85253

06/16/2005

**Curtis, Tim**

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**From:** katrinac@aol.com  
**Sent:** Monday, March 28, 2005 12:41 PM  
**To:** Curtis, Tim  
**Subject:** Sandalo Townhomes

I am a first time homebuyer and would like to know how to buy one of the properties that are listed in the design phase like Sandalo. I have noticed that once people buy these they re-sell them too high. I want to be able to get in on the first purchase. Can you give some help or guide me in the right direction? Thank you!

Katrina Lessard  
480-948-6699  
katrinac@aol.com

This message was feedback from the following web page:  
<http://eservices.scottsdaleaz.gov/cases/casesheet.aspx?caseid=29174>  
3/28/2005 12:41:29 PM

172.172.133.60 Mozilla/4.0 (compatible; MSIE 6.0; AOL 9.0; Windows NT 5.1)  
sessionID: 0



**MONTEREY HOMES**  
**LUXURY COMMUNITIES**

June 17, 2005

Mr. Scott Sherman  
Sherman Properties, LLC  
8233 N. Via Paseo Del Norte, Suite A300  
Scottsdale, AZ 85258

RE: Pedestrian Access on 70<sup>th</sup> St and Cochise Property

Dear Mr. Sherman:

This letter confirms that the Monterey Homes development that is adjacent to your property at Shea Rd and 70<sup>th</sup> St will not have a pedestrian access gate on our common property line. The Sandalo Townhomes project site plan that will be submitted to the City of Scottsdale's Design Review Board will reflect this plan.

With Best Regards,

David Walls  
President  
Monterey Homes

Cc: John Berry  
Tim Curtis, City of Scottsdale  
Burke Hare

**Curtis, Tim**

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**From:** SCOTT A SHERMAN [scott\_a\_sherman@msn.com]  
**Sent:** Wednesday, June 22, 2005 1:26 PM  
**To:** tcurtis@scottsdaleaz.gov  
**Cc:** burke.hare@meritagehomes.com  
**Subject:** Case Number 3-GP-2005 & 5-ZN-2005

Dear Mr. Curtis:

I own a commercial center at 6949 and 6969 E. Shea Blvd., Scottsdale, AZ 85254 (the southwest corner of 70th Street and Shea Boulevard) that borders the above-described development proposed by Monterey Homes. I own this center using Shea70, L.L.C., a Delaware limited liability company.

I recently met with Burke Hare, Director of Entitlements at Monterey homes regarding a few issues involved with this proposed development, one of which is the possibility of a pedestrian access gate along our common property line, the development's north border, and my commercial center's south border.

Mr. Hare has addressed my concern with a letter dated June 17, 2005 from David Walls, President of Monterey Homes written to me (at the correct address, but to the wrong entity, Sherman Properties, L.L.C. has nothing to do with my property at 70th St. & Shea Blvd.), and copied to you at the City of Scottsdale.

In this letter to me, Mr. Wells "confirms that the Monterey Homes development that is adjacent to your property at Shea Rd and 70th St will not have a pedestrian access gate on our common property line." and that "The Sandalo Townhomes project site plan that will be submitted to the City of Scottsdale's Design Review Board will reflect this plan."

My understanding is that the Monterey Homes project is currently on the consent agenda for June 29, 2005, and I have no desire to delay their submittal to the City. I would, however, like to receive some type of assurance from the city (if possible) that this development will not include a pedestrian access gate on our common border.

Thank you for your attention to this matter.

Best Wishes,

Scott A. Sherman  
Shea70, L.L.C.  
8233 N. Via Paseo Del Norte, Suite A300  
Scottsdale, AZ 85258  
480-970-4570  
Fax 480-970-4575  
Mobile 602-549-1053  
scott\_a\_sherman@msn.com



City of Scottsdale  
Current Planning Services

**SCHOOL DISTRICT**  
Determination of Adequate Facilities

City of Scottsdale Project Number: 60-PA-2005

*Area in gray to be completed by Applicant.*

Project Name: EARLIE HOMES

Project Location: NEL CACTUS + 90th Street

Applicant Name: BERRY DAMORE / JOE GORDON Phone: \_\_\_\_\_

Applicant E-mail: jd @ berrydamore . com Fax: \_\_\_\_\_

School District: Si'dale Unified #48

I, Williams M. Johnson, hereby certify that the following determination has been made in regards to the above referenced project:

- ☒ The school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning within the school district's attendance area; or
- ☐ The school district will have adequate school facilities via a planned capital improvement to be constructed within one (1) year of the date of notification of the district and located within the school district's attendance area; or
- ☐ The school district has determined an existing or proposed charter school as contracted by the district can provide adequate school facilities for the projected increase in students; or
- ☐ The applicant and the school district have entered into an agreement to provide, or help to provide, adequate school facilities within the school district's attendance area in a timely manner (a copy of said agreement is attached hereto); or
- ☐ The school district does not have adequate school facilities to accommodate projected growth attributable to the rezoning.

Attached are the following documents supporting the above certification:

- ☐ Maps of attendance areas for elementary, middle and high schools for this location
- ☐ Calculations of the number of students that would be generated by the additional homes.
- ☐ School capacity and attendance trends for the past three years.

Or

I, \_\_\_\_\_, hereby request a thirty (30) day extension of the original discussion and response time.

Williams M. Johnson  
Superintendent or Designee

6-1-05  
Date

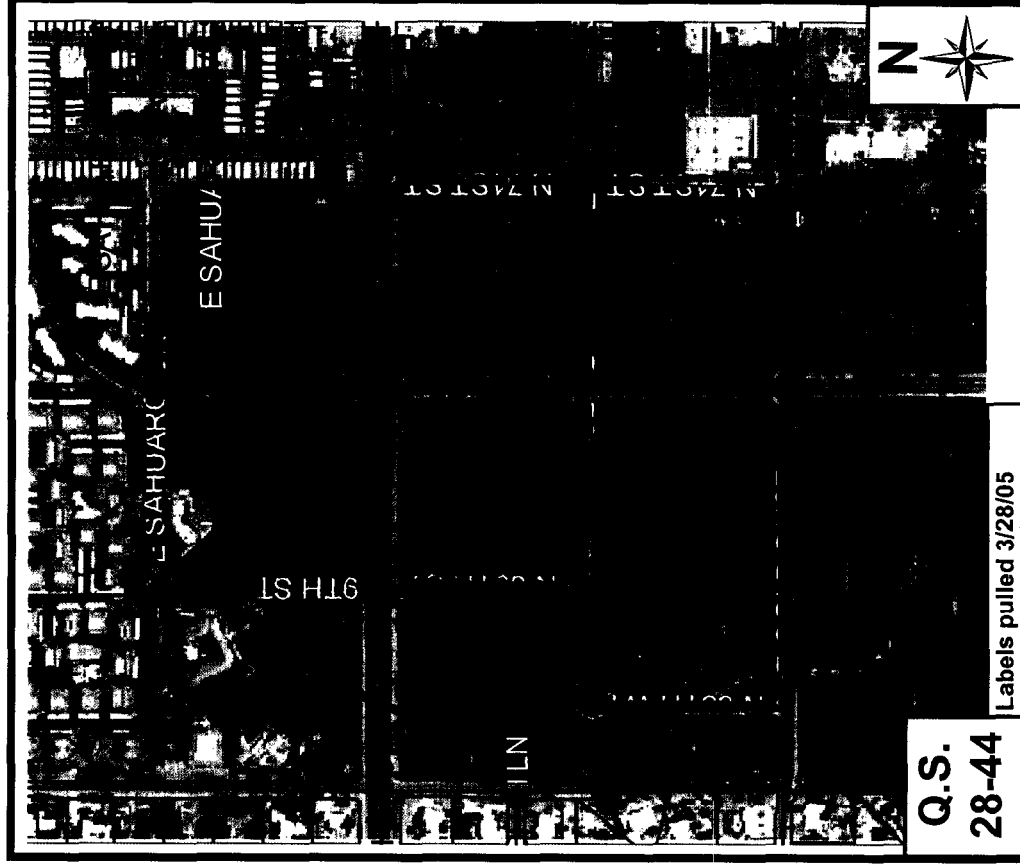
**Planning and Development Services**

7447 E Indian School Road, Suite 105  
Scottsdale, AZ 85251  
Phone: 480-312-7000 • Fax: 480-312-7088

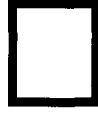
**ATTACHMENT #8A**



# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Montelena Villas Homeowners Association Inc
- Saddletree Estates

Q.S.  
28-44

Labels pulled 3/28/05

Sandalo Townhomes

3-GP-2005 & 5-ZN-2005

ATTACHMENT #9

**COMMISSIONER HESS. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

**CONTINUANCES**

**COMMISSIONER SCHWARTZ MOVED THAT CASE 7-TA-2004 BE MOVED TO JULY 13, 2005. SECONDED BY COMMISSIONER STEINKE. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

**EXPEDITED AGENDA**

**COMMISSIONER SCHWARTZ MOVED TO APPROVE 8-UP-2005, 3-GP-2005, AND 5-ZN-2005. SECONDED BY COMMISSIONER BARNETT. THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SIX (6) TO ZERO (0).**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission adjourned at 5:07 p.m.

Respectfully submitted,  
A-V Tronics, Inc.

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## SITE PLAN



**SANDALO TOWNHOMES**  
AT COCHISE AND 70TH STREET  
PREPARED FOR MONTEREY HOMES  
CASE #119PA-2005

5-ZN-2005  
3-25-05

